Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0357

Karen Johnson Davidson County
Batch# 671964 **DEEDWARR**
07/07/2021 11:58:18 AM 2 pgs
Fees: $13.00 Taxes: $674.02

20210707-0091270

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 182,167.00

Kim Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of July, 2021

Notary Public

Commission Expires: 8/20/24

CASSIE PULLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cory Kyle Keys 1960 Saddleback Drive Goodlettsville, TN 37072	New Owner	016-00-0-277

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ted A. Keys, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cory Kyle Keys and Kimberly Kaye Keys, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Saddleback Farms, of record in Plat Book 9700, Page 332, as amended as to subject lot in Instrument Number 20020814-0098443, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

LESS AND EXCEPT:
INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is a 0.45 acre portion of the subject property conveyed to Charles Spain by Warranty Deed from Ted A. Keys, joined by his wife, Linda S. Keys, dated 5/5/2005 and recorded 5/9/2005 in Instrument Number 20050509-0052287, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at an iron pin at the southeast corner of Lot 9 on the Plat of Saddleback Farms of record in Plat Book 9700, Page 332, Register's Office for Davidson County, Tennessee; thence with the southerly boundary line of said Lot 9 North 63 deg. 39 min. 54 sec. W 261.61 feet to an iron rod; thence, severing said Lot 9 North 85 deg. 59 min. 07 sec. E 296.66 feet to an iron rod in the easterly boundary line of said Lot 9; thence with said boundary line South 24 deg. 11 min. 43 sec. W 150.00 feet to the beginning, containing 0.45 acres. This tract is landlocked and ingress and egress to said tract is through property already owned by Grantee, Charles Spain.

BEING part of the same property conveyed to Ted A. Keys by Warranty Deed from Daniel Ray Ruskin and wife, Tara Ruskin, dated 8/20/2002 and recorded 8/21/2002 in Instrument Number 20020821-0101244, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1960 Saddleback Drive Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of ~~July~~, 2021.

Ted A. Keys

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ted A. Keys** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 6th day of July, 2021.

Kim Graves
Notary Public
My Commission Expires: 8.20.24

(Notary Seal)

